

MTC 76042-SH

THIS SPACE RES



2006-015827
Klamath County, Oregon



08/07/2006 03:04:28 PM

Fee: \$21.00

After recording return to:

Mike Motschenbacher

P.O. Box 367

Rogue River, OR 97537

Until a change is requested all
tax statements shall be sent to
The following address:

Mike Motschenbacher

P.O. Box 367

Rogue River, OR 97537

Escrow No. MT76042-SH

Title No. 0076042

SWD

STATUTORY WARRANTY DEED

N. David Zeimer and Patricia L. Ziemer, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Mike Motschenbacher and Stacy Motschenbacher, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 25 in Block 7 of Tract 1017, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3606-017D0-06000-000

Key No: 320414

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$69,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 4th day of August, 2006.

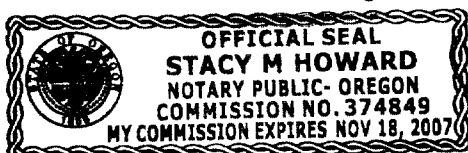
N. David Zeimer

Patricia L. Ziemer

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 4, 2006 by N. David Zeimer and Patricia L. Ziemer.



(Notary Public for Oregon)

My commission expires Nov 18, 2007

21.00